

**EXHIBIT "A"**  
**PERMANENT SEWER FACILITY EASEMENT**  
**EP PARRIS SURVEY, ABSTRACT NUMBER 1222**  
**BLOCK 20, SILVER LAKE ADDITION,**  
**CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

**BEING** a 0.0172 acre tract of land located in the EP Parris Survey, Abstract Number 1222, City of Fort Worth, Tarrant County, Texas, said 0.0172 acre tract being a portion of the **MIDDLE 1/3 OF THE WEST 1/2 OF BLOCK 20, SILVER LAKE ADDITION**, being an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof filed for record in Volume 204, Page 36, Plat Records, Tarrant County, Texas, said 0.0172 acre tract also being a portion of a certain tract of land conveyed to **WOODROW W. THOMAS**, by deed thereof filed for record in Tarrant County Clerk's Instrument Number (Ins. No.) D206162288, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.0172 acre tract being more particularly described by the metes and bounds as follows:

**COMMENCING** at a 1/4" iron rod found at the northwest property corner of the said Thomas tract, same being the southwest property corner of that certain tract of land conveyed to Phon Oeur and Chhon Dith, by deed thereof filed for recorded in Ins. No. D188513225, O.P.R.T.C.T., said commencing point also being on the east right-of-way line of 5th Avenue (being a 50 feet wide public right-of-way);

**THENCE** North 89°39'46" East, along the north property line of the said Thomas tract, and along the south property line of the said Oeur tract 91.01 feet to the **POINT OF BEGINNING** of the herein described tract of land, said beginning point having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,939,012.62 and E: 2,325,624.29;

**THENCE** North 89°39'46" East, continuing along the said property lines, 15.00 feet to a point from which the northeast property corner of the said Thomas tract, bears North 89°39'46" East, 1.49 feet;

**THENCE** South 00°20'14" East, over and across the said Thomas tract, 50.00 feet to a point on the south property line of the said Thomas tract, same being the north property line of that certain tract of land conveyed to Hector Rodriguez and Ana E. Rodriguez, by deed thereof filed for record in Ins. No. D2012229604, O.P.R.T.C.T., from which the southeast property corner of the said Thomas tract, bears North 89°39'46" East, 1.49 feet;

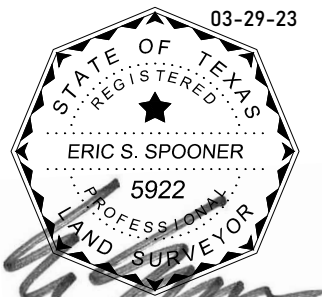
**THENCE** South 89°39'46" West, along the said property lines, 15.00 feet;

**THENCE** North 00°20'14" West, over and across the said Thomas tract, 50.00 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of **0.0172 acres (750 square feet)** of land, more or less.

The bearings and coordinates recited hereinabove are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011. Area and distances recited hereinabove are surface.

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.



Eric S. Spooner, RPLS  
Spooners & Associates, Inc.  
Texas Registration No. 5922  
TBPLS Firm No. 10054900

NOTE: BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, ADJUSTMENT REALIZATION 2011. DISTANCES AND AREAS SHOWN ARE SURFACE.

# EXHIBIT "B"

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGE 1 HEREIN

EP PARRIS SURVEY  
ABSTRACT NO. 1222

## W. BIDDISON STREET (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

R.O.W.

0' 10' 20'  
GRAPHIC SCALE IN FEET  
1" = 20'

OWNER  
PHON OEUR and  
CHHON DITH  
INS. NO. D188513225  
O.P.R.T.C.T.

OWNER  
MIGUEL ANGEL MALDONADO  
INS. NO. D222124446  
O.P.R.T.C.T.

POINT OF  
COMMENCING

1/4" IRF

5TH AVENUE  
(50' WIDE PUBLIC RIGHT-OF-WAY)

R.O.W.

PROPERTY LINE

N89°39'46"E ~ 91.01'

MIDDLE 1/3 OF THE  
WEST 1/2 OF BLOCK 20  
SILVER LAKE ADDITION  
VOLUME 204, PAGE 36  
P.R.T.C.T.

OWNER  
WOODROW W. THOMAS  
INS. NO. D206162288  
O.P.R.T.C.T.

3505 5TH AVE.

PERMANENT SEWER  
FACILITY EASEMENT  
0.0172 ACRES (750 S.F.)

PROPERTY LINE

POINT OF  
BEGINNING

N: 6,939,012.62  
E: 2,325,624.29  
(NAD83 ~ GRID)

L5  
L1

L4  
L2

L3  
L6

PROPERTY  
LINE

OWNER  
MIGUEL MALDONADO  
and GLORIA MALDONADO  
INS. NO. D210096295  
O.P.R.T.C.T.

OWNER  
PATRICIA PULIDO  
INS. NO. D211216124  
O.P.R.T.C.T.

### LINE TABLE

NO.	DIRECTION	DIST.	NO.	DIRECTION	DIST.
L1	N89°39'46"E	15.00'	L4	N00°20'14"W	50.00'
L2	S00°20'14"E	50.00'	L5	N89°39'46"E	1.49'
L3	S89°39'46"W	15.00'	L6	N89°39'46"E	1.49'

OWNER  
HECTOR RODRIGUEZ  
and ANA E. RODRIGUEZ  
INS. NO. D201229604  
O.P.R.T.C.T.

EXHIBIT "B"  
PERMANENT SEWER FACILITY EASEMENT  
EP PARRIS SURVEY, ABSTRACT NUMBER 1222  
BLOCK 20, SILVER LAKE ADDITION,  
CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS

PROPERTY: MIDDLE 1/3 OF THE WEST 1/2 OF BLOCK 20,  
SILVER LAKE ADDITION, VOLUME 204, PAGE 36, P.R.T.C.T.  
21152\_P21\_WOODROW.dwg

S&A JOB NO.: 21152  
DATE: 03/29/2023

DRAWN BY: R. HENDERSON  
CHECKED BY: E. SPOONER



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